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FINAL REPORT

for
PALMER FIELD, PAT KIDNEY FIELD and VETERANS MEMORIAL PARK
in the
CITY OF MIDDLETOWN, CONNECTICUT

Prepared For:
CITY OF MIDDLETOWN
MUNICIPAL DEVELOPMENT COMMITTEE

Prepared By:
STORCH ASSOCIATES
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Wethersfield, Connecticut

JULY 1980

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July 11, 1980

Honorable Michael J. Cubeta, Jr.
City of Middletown
Municipal Building
DeKoven Drive
Middletown, Connecticut 06457

Subject: Final Report
Recreational Master Plan

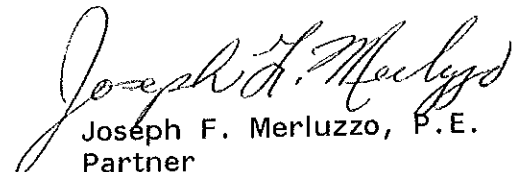
Dear Mayor Cubeta:

Storch Associates is pleased to submit ten (10) copies of the Final Report for Palmer Field, Pat Kidney Field and Veterans Memorial Park for your review. In addition, we are transmitting original mylars of the proposed development plans for each site.

We wish to express our appreciation to the Municipal Development Committee, Mr. William M. Kuehn, Jr., Coordinator; to the Parks and Rec Commission, Mr. Bernard O'Rourke, Director; to the Department of Public Works, Mr. Philip Bauer, Chief Engineer, and to all staff members of these agencies and the citizens of Middletown for their cooperation and interest in this project. Their focus upon the critical issues of each step of our study was instrumental in the development of the programs and recommendations in the enclosed report.

Storch Associates also wishes to express its appreciation for the opportunity to work on this project for the City of Middletown. We trust that this submittal satisfies the City's requirements.

Very truly yours,
STORCH ASSOCIATES


Joseph F. Merluzzo, P.E.
Partner

JFM/ljb
Wacr 4447
Enclosures

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I. INTRODUCTION

This report is intended to furnish the City of Middletown with a tool by which the Municipal Development Committee (MDC), in conjunction with the Parks and Rec Commission and other City agencies, may begin final design development studies for the following recreational sites:

Palmer Field

Pat Kidney Field

Veterans Memorial Park

The project sites included in the study were selected by the MDC in conjunction with the Parks and Rec Commission for the following reasons:

1. Each site represents a major resource in the existing recreational base of Middletown. Citizen involvement at the facilities of each site ranges from intensive use of passive and active offerings, and participation in events, to spectator involvement only.
2. The three sites, taken collectively, serve a broad cross-section of the citizenry of Middletown. Therefore, improvements to these facilities will increase the quality of leisure time services in Middletown more effectively than any other combination of sites.

In an attempt to improve the open space and recreational offerings in Middletown, this study represents the MDC's acknowledgement that structured open space and well conceived recreational facilities are essential elements in the development of a community that accepts growth as inevitable and encourages the channelization of most of this growth

into pre-determined development patterns. As a result of this philosophy, the concepts and recommendations contained within this report were based upon a sound planning process which identified problems as well as community needs, solicited and analyzed citizen input from all age groups and utilized this information to develop a statement of goals and objectives which served as a guideline for the development of concepts. Overall, the study insures that any improvements or additions to facilities or recreational offerings at the project sites will be consistent with those long-range planning decisions felt to serve the best interests of the City of Middletown.

II. PLAN OF ACTION

The purpose of a Master Plan Study of this nature can best be illustrated in the following quote taken from the 1978 Connecticut State-wide Comprehensive Outdoor Recreation Plan (SCORP):

"To create proper 'outdoor recreational opportunities' is to utilize our natural resources of land, water, air, plant and animal life for human recreation and enjoyment by good conservation, design and management practices. These opportunities do not happen by accident; someone must assume responsibility for their creation and management."

The City of Middletown, assuming this responsibility, has worked diligently with Storch Associates to see that this recreational study produces a plan for action that will maximize recreational opportunities for all citizens of Middletown within a limited range of available financial and natural resources.

The initial response from a presentation made to the City Council and residents of Middletown indicates that this goal has been successfully achieved. As a result, the recommendations contained herein will bring improved recreational opportunities to all interest and age groups in Middletown.

The specific development recommendations for each site will serve as a guideline for the development of final design and construction plans for recreational improvements consistent with community demands. In addition, the report, as a whole, will be a useful and necessary tool in the community's efforts to secure State and Federal funding assistance to implement the recommendations.

Finally, as a framework for the development of new facilities and the improvement of existing facilities, this plan of action will establish a prioritized phasing program for implementation based on order-of-magnitude cost estimates and a determination of community needs. The contents of this report and its supporting documentation will be a useful contribution towards the establishment of a balance between use and conservation as decisions are made affecting the character and quality of natural resources and outdoor recreation in Middletown.

Site Planning Process for Selected Middletown Recreation Sites

The open space sites listed in the preceding section of this report represent a significant investment by the City in its desire to meet present and future recreational needs. An analysis of each site was undertaken to determine their capabilities and restrictions for conservation and recreational use based on the inventory of natural resources, the landscape quality of each and the existing land use and transportation patterns adjoining each of the sites. The study included an investigation of how each site might satisfy various outdoor recreational needs of the community.

Based upon these analyses, specific site design concepts were developed which establish compatible short and long-term uses and set forth specific design objectives affecting the character, location and intensity of acceptable uses. These planning concepts were reviewed by the MDC and Park and Rec Commission and were modified to conform to various objectives. Master Plans for Development were then completed for each site indicating specific activity areas, site circulation, site management recommendations and future expansion potentials. Included

with each development package was an estimate of construction costs based upon present labor and material prices and a 20 percent contingency to cover the anticipated cost of survey, professional design services, and construction contingencies.

The concepts and recommendations were presented at a public hearing attended by members of the MDC, City Council, Parks and Rec Commission, special interest groups and concerned citizens at which time the entire study process was opened to the community for review and comment. The meeting produced constructive criticism of the improvement recommendations and indicated general community approval of the direction the study was taking. The final development recommendations contained in this report were revised to reflect the sentiment established at the public hearing and represent a product that is the result of a comprehensive community participation effort.

In conclusion, the final recommended Master Plans for the three sites indicate the various capabilities of the sites to support a variety of recreational activities and represent a successful step in identifying and satisfying recreational needs in Middletown. Programs have been recommended that range from low intensity passive/leisure recreational uses to highly intensive, structured recreational activities. The recommended format for developing the sites consists of a phased implementation program intended to accommodate either critical site features or to permit the undertaking of complicated or costly programs. Such a staging procedure allows the community to implement each phase at a pace responsive to the needs of the community with specific alternatives and options in keeping with financial constraints. Should the Parks and Rec Commission or MDC wish to maximize the use potential of a given site as soon as possible, descriptive plans and implementation procedures have also been provided in this report.

III. PALMER FIELD - An Analysis of Constraints and Potentials for Development

Existing Physical Description

Palmer Field is a 9± acre site primarily used for organized athletic events and special community events. The site has excellent visibility, offering potential patrons and facility users with excellent access from a main vehicular collector and local street, situated with direct access off of Route 66 and having approximately 1,000 linear feet of frontage on Factory Street. The facility is presently geared towards offering spectator participation of organized sporting events and provides patrons with excellent support facilities in the form of bleachers, concession stands, restrooms, lighting, pressboxes, locker rooms for the participants in events and a field house. The grounds receive almost daily attention from a maintenance team which keeps the playing facilities in the best condition possible considering their extensive and intensive use.

The site presently accommodates baseball, football, soccer and special events on a daily and nightly basis from mid-April until the end of the outdoor sporting season. Organized American Legion and local high school baseball league play occurs almost nightly from April 15th through Labor Day. During this time, portable outfield perimeter fencing (approximately 400 feet from home plate in centerfield) cuts through the combined soccer/football field rendering this overlapping field unusable for events other than baseball. Spectator attendance for American Legion and local high school baseball games averages 500 per event, which is approximately 20 percent of the present seating capacity of the entire site. During regional tournament events, attendance will

range from 1,000 to 1,500. Baseball attendance is presently accommodated in uncovered portable wooden plank/metal frame bleachers, which are situated as necessary along the baseball field lines. Public restrooms and a concession are in close proximity to the baseball field.

Labor Day brings an abrupt end to the use of Palmer Field for baseball as football and soccer overtake the facility. At this time, the portable outfield fence for baseball is removed and reset parallel to the long axis of the football field to separate this activity from the remaining area of the baseball field. Baseball cannot be played due to the reduction of the playing area to allow for football and soccer. From the first week in September until the end of November, use of Palmer Field is limited to a maximum of 10 high school football games (6-8 games, average), 15 semi-professional soccer matches (10-12 matches, average) and the occasional use by the Middletown Youth Football League and the Wesleyan University varsity football team (for practice sessions only).

Spectator seating for football/soccer matches is provided in the form of permanent wooden plank/metal frame bleachers on the east side of the field with temporary portable wooden plank/metal frame bleachers on the west side of the field (the latter are moved from the baseball field as necessary). Public restrooms and concessions for the east sideline spectators are convenient, but are further removed and less accessible to west sideline spectators.

Overall, Palmer Field is an excellent example of a multi-purpose organized sports facility which represents a maximization of use within a limited amount of space. The coordination of efforts and cooperation necessary to successfully operate this type of facility are extremely complex and demanding and are executed in an exemplary manner.

This effort indeed identifies the importance of Palmer Field as a show-case recreation facility in Middletown.

Analysis

After carefully examining the existing facilities, natural resources and existing programs in force at Palmer Field, and the potential opportunities afforded by adjacent areas, a list of problems and concerns was established and reviewed by the MDC and the Parks and Rec Commission. After some refinement, the following list of major concerns became the focal points upon which initial design concepts were directed:

A. Playing Surface Conditions:

The existing playing surfaces range from good to poor, based upon an examination of the following features:

- Degree of soil compaction and characteristics of soil composition for percolation
- Condition of surface drainage (grades)
- Condition and species of turf

In general, the surfaces within the baseball infield and approximately 50 percent of the outfield are in reasonably good condition due to the low intensity of use related to solely baseball activities. This type of use does not tend to compact the soil sufficiently to impede the turf root growth which adds organic matter to the soil, increases porosity and absorbs impact without compaction.

However, a significantly different situation exists within the area which also serves football and soccer. The turf surfaces here are in more distressed condition than in the baseball field due to the following combination of conditions:

1. Uneven, rolling grades inhibit proper surface drainage which leads to increased soil compaction as the facility is used in a wet condition. Lime lines tend to adversely affect grass growth and soil chemistry, resulting in varying conditions of compaction and heaving.
2. Increased soil compaction tends to inhibit good turf growth as water does not reach turf root areas.
3. Top growth in turf areas eventually dies as water is cut off from roots and/or as oxygen is cut off due to surface standing water. Turf also becomes more susceptible to disease.
4. The existing soils exhibit characteristics which are not optimum for recreation; i.e., a high water table exists in the vicinity which compounds the problems associated with poorly drained sub- and surface soils.
5. Specific turf areas, due to the nature of the rules of play, become totally worn and are unable to become re-established due to the combined soil condition, disturbance by spikes, and further compaction by foot-treading.

B. Present Use Patterns

As described earlier, the present pattern for use of the facilities at Palmer Field represents a maximization of a very limited space. However, because present use of the field for one type of sport at a given time automatically precludes use of the site for another sport, a decision was made to analyze the present programs to determine if the site could be utilized in a more productive and maintainable manner. Additionally, the intensity and interval of the present use patterns resulted in the following conclusions:

1. The single most restrictive factor affecting the redesign of Palmer Field in a manner which is radically different from the present format is the location of the existing floodlighting system. While a new football/soccer facility could physically be constructed at a 90° angle to the long axis of the present field, this would require extensive and costly revisions to the luminaire banks of the present lighting system varying circuitry, and revisions to aiming diagrams to achieve the proper lighting levels and distributions for tournament play for each sport. In addition, a major re-orientation of this nature would result in reduced sideline space, reduced end zone space and would virtually render the existing permanent bleacher and pressbox complex useless since the latter structures would be located at the eastern end zone, rather than along the sidelines as customary. Any consideration given to the construction of new bleachers and pressbox along the Coginchaug River will be negated by the 100 year flood elevation in this vicinity, prohibiting any construction of this nature without federal and state agency exemption.
2. A comparison of the spatial requirements necessary to accommodate a baseball field and a football/soccer complex with the actual space available at Palmer Field indicates that a more equitable arrangement for each field could be developed which would allow both sports to occur coincidentally. However, to achieve such a format would

require extensive demolition of either the football bleachers or the entire baseball field so that either or both of the facilities could be shifted, thus eliminating the overlap in playing areas. The greatest impact of such a consideration would naturally lie in the financial commitment that would have to be made. Additional impacts would be felt in a reduction of parking facilities which are already inadequate in meeting peak demands for most football/soccer events. Furthermore, any relocation of existing playing fields will require extensive luminaire bank renovations or aiming adjustments similar to those previously described and might also result in the relocation of one or more light towers if revisions to the luminaires are inadequate.

3. While most evidence indicates that the present arrangement of activities is the most efficient possible within the given set of structured elements (lighting and grandstands), the dual use of the football field for soccer matches increases the resultant wear on the facility. Whereas the majority of a football game is played in the center of the field creating a noticeably worn area on the turf, most of the concentrated action in a soccer match occurs in front of the goals which are located coincidentally with the football end zones, thus creating noticeably worn turf in these areas. Therefore, the overall result of allowing both sports to occur on the

same playing area is a grassed field that becomes worn from one end to the other; a condition which places immense burdens on grounds maintenance personnel and equipment.

4. The present parking requirements for activities at Palmer Field cannot be met within the existing adjacent lot. The present parking facilities cannot satisfy the demands on many normal-use days and on all peak-use days. The grass field to the east of the park (behind the pressbox) and the gravel lot (old zoo) at Veterans Memorial Park are used for overflow parking. On peak football weekends, vehicles are often parked along many of the surrounding side roads when parking areas are filled. When viewed in this light, any consideration that would expand recreational facilities at the expense of existing parking must be carefully reviewed for its overall effectiveness in attempting to improve the quality of recreation in Middletown.
5. In addition to the parking problems stated above, no formal separation of patron vehicles and official vehicles exists under the present system. Most vehicles arriving at Palmer Field enter the premises via the Factory Street and Route 66 intersection. This intersection does not meet recommended design standards for the angle of intersection and poses a serious problem for both Palmer Field patrons and motorists on Route 66.

C. Existing Facilities

- I. An evaluation of the existing support facilities at Palmer Field (grandstands, locker rooms, restrooms, lights, pressboxes and concessions) indicates that broad recommendations should be made regarding the use of these facilities, in their present form, in future programs for improvement. As stated earlier, the present lighting system appears to provide satisfactory lighting levels for tournament play, which would lead one to question any recommendations to alter the system. Additionally, the financial ramifications associated with major luminaire revisions or actual pole locational changes would probably outweigh any gains realized in the quality of the facilities at Palmer Field. Therefore, it would be logical to assume that the existing lighting system should remain exempt from future changes.

Similarly, any revisions to the existing pressbox and locker room complex along the eastern sideline of the football field would represent considerable expenditures which would be difficult to justify. As described earlier, their effectiveness in their present location would be greatly diminished with any re-orientation of the playing fields.

As for the remaining support facilities at Palmer Field, an examination of their state of repair or disrepair, and the overall effectiveness of their location, indicates that major renovations and improvements are necessary.

Patrons of the football/soccer facility enjoy ample seating, with convenient restrooms and a concession; while patrons of the baseball events experience inferior seating and somewhat removed restroom facilities. For those involved in the sporting events, the on-field conditions are, at best, merely adequate from a spectator's viewpoint and are substandard based upon present day requirements for organized play. The actual field dimensions are restricted in terms of sideline areas which diminish the safety of participants in events. In the case of both fields, spectator seating and sideline fencing are situated too close to the in-bounds playing areas required for the events.

The existing wooden plank/metal frame bleachers that have been permanently situated along the eastern sideline of the football/soccer field are in an advanced state of disrepair. Having been set in an unstable soils area, the ground around the footings has settled under many sections of the bleacher understructure producing an unlevel effect in the seating much like a gently rolling terrain, and probably producing unusual stresses on the frame and uprights which may require further investigation. The actual plank seating and side and back guard rail are in general need of painting and even replacement in some specific areas.

Finally, the existing chain link perimeter fencing at Palmer Field is a mis-match of varying sizes, heights and

construction standards which detracts from the visual quality of the facility and increases the maintenance time necessary to keep it in a reasonable state of repair.

Recommendations

The concepts shown on the attached drawings and the recommendations outlined below were developed with the single premise that Palmer Field has always been, and should continue to be, a "first class" facility and a showcase for the City of Middletown. The analysis points very clearly to the fact that the existing facilities are presently being utilized very effectively within a given set of restrictions and that major re-orientations of fields would not significantly increase the usefulness of the sites. However, the analysis does indicate that many problems and peculiarities in the present layout and programming do exist which detract from the physical appearance of the facility and enjoyment level of the spectators. The recommendations are aimed at eliminating those peculiarities and reducing the occurrence of those problems.

General recommendations are as follows:

- I. The entire turf area should be regraded to eliminate the undulating character and establish an even pitch to the playing surface. This will ensure surface drainage.

A comprehensive soils analysis and conditioning program should be undertaken to improve the character of the subsoils and topsoils to allow water movement, establishment of turf root systems and resistance to compaction from foot traffic.

A comprehensive storm drainage (subsurface) system should be introduced to increase speed at which water is removed from areas of play and to prevent standing water or backup. However, if budget constraints prohibit the development of a system of this type, a comprehensive system of drainage swales, catch basins and drop inlets can be designed in conjunction with surface grading to produce an adequate storm drainage system.

Turf that is more resistant to the abuses of athletic events as well as flooding and drought conditions should be established in all playing areas. This can be achieved most quickly and effectively through the use of select turf species and cultivars.

2. The existing wooden plank/metal frame permanent bleachers along the easterly football sideline should be relocated and rehabilitated. The existing wooden planks should be removed and the understructure disassembled. Prior to re-assembling the steel understructure, a structural analysis should be performed to determine the loading capacity of each seating support. If the allowable loading meets the spectator seating requirements, the existing structure should be re-used. The bleachers may be relocated to the east to allow for additional sideline space for football (the existing clubhouse and press-box building restricts the move to a maximum of 10 feet). The bleachers should be rebuilt, utilizing the existing understructure whenever possible (to be cold galvanized with zinc-

rich compounds) and new aluminum foot and seat boards. The wooden planks should not be re-used if budget allows. A cement concrete slab should be constructed beneath and in front of the reconstructed bleachers to provide increased structural integrity and to facilitate cleaning operations after events.

A new, permanent, covered grandstand should be constructed on either side of the baseball diamond. The grandstand would include 19 rows of aluminum bleachers with an enclosed building beneath. The building may be of concrete block construction to accommodate two locker rooms (600 S.F. each), two public restroom facilities (280 S.F. each) and a concession stand (240 S.F.). The entire complex measures approximately 100 feet long and 40 feet wide seating approximately 1,200 spectators. Thirteen of the nineteen rows may be protected by the canopy.

A facility of this nature will satisfy the present demand for baseball spectator seating and can provide all of the necessary support facilities in one structure, thus improving the quality of the leisure time spent by spectators at Palmer Field. With locker facilities so close to the playing area and seating protected from the elements, Palmer Field would continue to serve the City as a "first class" baseball facility, with greatly improved spectator drawing power.

3. The present backstop is comprised of three different types of fencing fabric tied to telephone poles as posts. This facility

is not only unsightly but is a maintenance problem. This structure should be removed and replaced with a new structure that meets present day standards. Most likely to accomplish this would be a canopy style backstop built of vinyl coated, aluminized, or galvanized steel chain link fabric and heavy duty steel posts. The existing player's dugouts need only to have protective chain link fencing erected between the playing area and the player's benches. The existing press-box should be removed and replaced with a structure requiring less maintenance.

4. The problems identified earlier for vehicle access and parking would be greatly reduced with the adoption of the following recommendations:

The City of Middletown should purchase all rights-of-way from abutters along Factory Street and should close the street to public traffic at its eastern intersection with Route 66. A section of the road abutting the baseball field and football field should be physically removed and returned to open space. This would allow for expansion of the football end zone area for construction of permanent covered grandstands described earlier. A travel right-of-way approximately 20 feet wide should be established and left open for emergency vehicles. All other space reclaimed from the closing of Factory Street should be planted with turf and a tall evergreen buffer.

Provisions should be made for ingress/egress to Factory Street for any property with no direct frontage on Route 66.

The eastern intersection of Factory Street and Route 66 should be reconstructed to currently accepted highway standards to provide 90° movements into and out of Palmer Field from Route 66. This point of ingress/egress to the field will be restricted to official, participant and bus use only. All spectator vehicles will enter or exit Palmer Field at the western end of Factory Street, approximately 1,550 feet west of the official entrance.

Parking should be divided into two different use groups:

a. Spectator Parking

The existing paved area to the west of the baseball field should be resurfaced and restriped as depicted on the enclosed drawings. The building presently being utilized by the City for storage should be removed to allow for a more efficient parking layout than can presently occur. The parking lot should be improved with raised planted islands and trees to delineate travel lanes and meet zoning codes.

b. Officials, Sport Participants, Team Buses and Municipal Buses

A new parking area should be constructed on the east side of Palmer Field in the grass field to the rear of the existing locker facilities. This lot would be designated

for officials and team buses, and would be designed primarily for parking buses. A system should be established which encourages spectators to leave their vehicles in municipal parking lots in downtown or other areas and commute to peak sporting events via bus. Such a program would reduce the overcrowding of automobiles that presently exists in the parking lots and would also reduce the amount of street parking that occurs in the vicinity of the fields. A nominal charge for the bus ride could be included in the price of admission to the event. This parking lot would also be provided with a mode transfer stop for a municipal bus should this route become part of the transit system presently being planned for Middletown.

The two parking lots should be linked to all spectator seating and support facilities with new walks of cement concrete or bituminous concrete.

Vehicular egress from the spectator parking lot will be by an improved and widened intersection of Factory Street and Route 66. However, the City should investigate the potential purchase of land in the vicinity of the eastern end of the spectator parking lot so that a second point of ingress-egress could be established. This would virtually eliminate any potential difficulty in leaving an event and could be done without hardship by obtaining options-to-buy or rights-of-first-refusal.

5. New perimeter fencing should be erected only around the playing areas to increase security, reduce the present maintenance effort for the existing fence and generally improve the visual quality of the facility to the public.
6. A new pedestrian link should be established between the facilities at Palmer Field and the footbridge leading to Veterans Memorial Park.

IV. PAT KIDNEY FIELD - An Analysis of Constraints and Potentials for Development

Existing Physical Description

Pat Kidney Field is a 17± acre site situated adjacent to the Woodrow Wilson Junior and Senior High Schools. It is primarily utilized for school related sport activities in conjunction with land owned by the Board of Education. The majority of school related use occurs during those times that school is in session. In addition, the facilities are used nightly by the Parks and Rec Commission for men and women's adult and youth softball. The site is equipped with a lighted basketball court, one lighted all-purpose ball diamond, one softball and one baseball field, four tennis courts and various children's play equipment. The site can best be described as a multi-use citywide park which exhibits a strong inter-neighborhood influence within the Middletown community.

Presently, parking does not exist within the legal property lines of Pat Kidney Field. Those citizens using the facilities or observing play at Pat Kidney presently use the parking lots at either the Junior or Senior Highway Schools. Parking also occurs along the surrounding streets.

Approximately one third (6± acres) of the land that comprises Pat Kidney Field is either not used or used only minimally. This area is divided by a stream and associated drainage areas and wetlands that physically limit the space available for organized sports. In its present condition the area can be used only as a practice field for soccer or for various field events that do not require expansive areas. However, this area exhibits a high water table making its use dependent upon

weather conditions. The possibilities of reclamation for future recreational use of this area have been improved by the fact that portions have been filled in recent years. Virgin grades and soils representative of areas having high water tables are a problem that must be solved if the area is to be reclaimed for recreational uses. A culvert system recently installed under the improved (developed) portion of the field links the stream with the drainage system in the street. This has greatly aided the use of this facility for organized recreation.

In general, the field appears to be well maintained and does not presently exhibit any major signs of overuse or abuse. Most turf areas do not appear to be overstressed or excessively worn.

Analysis

After carefully examining the existing facilities, natural resources and existing programs in force at Pat Kidney Field, a list of problems and concerns was established and reviewed by the MDC and the Parks and Rec Commission. After some refinement, the following list of major concerns became the focal points upon which initial design concepts were directed:

A. Present Orientation and Location of Play Fields and Courts:

The existing play fields are presently aligned with the optimum desired orientation for afternoon play with respect to the sun. Therefore, no need was indicated for the re-orientation of the ball fields. However, careful examination of the positioning of the fields indicates the following:

- I. The baseball field is located so that no additional field (softball) could be developed opposite the main axis of

this field. The baseball infield is situated too far towards the center of the field and the outfield playing area of an additional field would interfere with the infield playing area of the baseball diamond.

2. The softball field adjacent to Farm Hill Road has been located closer to the lighted softball field than is desirable. This creates a dangerous overlap situation affecting the safety of players involved in simultaneous games on those two diamonds.
3. The present configuration of the softball fields allows for use of the outfield areas for soccer and field hockey events. The location of the baseball field, however, limits the use of this facility to something below its potential since soccer and field hockey introduce severe stresses to turf areas that are unacceptable in baseball fields.
4. The existing tennis courts were not constructed to the minimum dimensions recommended by all athletic associations. Thus, only 75% of capacity can be realized at one time since one court is rendered useless because of substandard sideline space. In addition, the court surface is cracking severely which indicates that the base may have failed, or that the subsurface drainage system is inadequate. This condition interferes with play and will eventually result in total deterioration of the surface.

5. The existing lighted basketball court is situated at the perimeter of the facility in close proximity to street parking and residential areas. Since a basketball court requires no specific orientation with regards to the sun, its final positioning should be the result of its association with other activities provided at the site. In this instance, the basketball court does not disrupt the activities of the field in any manner since its use requires only minimal penetration into the site.

Since only one court exists, its potential as a multi-use facility is severely reduced. In its present form, the court can be used for basketball only, which greatly reduces the flexibility of the Parks and Rec Commission's programming.

An additional note regarding the basketball court area is that, as a major focal point for youth gatherings, it is very poorly equipped with park furniture and amenities. This condition often leads to unruly and troublesome activity because a proper atmosphere is not created.

6. The existing totlot area is located adjacent to Farm Hill Road in close proximity to the residential area. This location offers excellent opportunity for parental supervision as the required walk from the residences is minimal. The existing play equipment and the arrangement of this equipment does not encourage creative specific play experiences. While the quality and safety of the equipment is acceptable, there exists a lack of a "sense of

place" or clearly identifiable "play space."

B. Potential for Reclaiming Low Drainage Swale

A major point of concern associated with Pat Kidney Field has been the lack of use of approximately six acres of land. As a result of a stream or deep drainage swale currently running through this parcel, the land is only minimally useful to the Parks and Rec Commission. However, if improved through the development of a closed drainage system and initiation of a program of controlled fills, the site will offer the capacity to meet a number of the recreational shortcomings presently found in the recreational base of Middletown.

Prior to beginning any improvement plans that would include alterations to the stream channel, a determination must be made of the environmental impact associated with the proposed changes. Depending upon the source of funding available for this work, a permit may have to be secured from the appropriate regulatory agency. The final process necessary to secure such environmental clearance may depend upon the funding agency's initial determination of the project's status; as either a project of "categorical exemption" or a project of "undetermined impact". The former assessment would require the shortest time commitment and effort while the latter may involve somewhat longer time commitments and substantial research.

A brief examination of the potential environmental impacts of improvements to this area appears to indicate that an assessment of "categorical exemption" would be likely.

Finally, if no State or Federal environmental actions are required on this project, the City will be responsible to secure all inland wetland permits required to conform to local, state and Federal ordinances.

C. Site Impacts on Adjacent Neighborhoods

As described earlier, the facilities offered at Pat Kidney Field have a citywide attraction which makes the site extremely active during the summer months. The impacts on the adjacent residents can be readily felt in the increased noise levels associated with the site; the increased traffic flow; and the presence of floodlighting at night. There are numerous options available which can potentially reduce these impact levels. Plantings have been identified which buffer visual impacts and soften noise impacts; controlled light-spill luminaires have been developed to reduce the impacts of sports floodlighting; and numerous traffic design alternatives are available to control the surge of vehicles into a neighborhood street network which has probably not been designed for such activities. In each case, the ultimate success depends greatly upon the willingness of the community to commit financial resources to solving the problems. For Pat Kidney Field, the problems and ultimate solutions will require the same commitments if success is to be achieved.

Recommendations:

The concepts indicated on the enclosed drawings and the recommendations outlined below were developed with the overriding goal being to

expand the recreational base at Pat Kidney Field and improve the efficiency of the site as it is presently used. The specific recommendations are as follows:

1. The existing baseball field should be reconstructed in its present orientation approximately 120 feet west of its present location. This will provide enough additional space in the outfield to allow for the construction of a new softball field diagonally across from the baseball field. The distance from the home plate area of the repositioned baseball field to the home plate area for the softball field will be approximately 460 feet, exceeding recommended distances. However, the distance is not sufficient for games to be played simultaneously without risk to the players.

The present player benches, backstop and spectator bleachers for the baseball field are in need of repair and/or replacement.

2. The existing softball field adjacent to Farm Hill Road should also be reconstructed in a slightly different location. Shifting the field to the west increases the distance between this facility and the lighted diamond diagonally across from it by approximately 30 feet. While this distance does not appear substantial enough to warrant costly reconstruction effort, it should be noted that the two fields in their present locations are dangerously close, with only 470 feet between home plates. The minimum recommended distance for simultaneous use of back-to-back fields is 500 feet for women. The recommendation stated above would provide exactly 500 feet.

Similar to the baseball field, the team benches, backstop and spectators bleachers are all in need of repair and/or replacement.

3. The existing basketball court should be removed and expanded to two full size courts located side to side. This arrangement allows for the use of this facility for other court games such as volleyball and badminton. If recessed approximately six inches, or curbed with provisions for flooding and drainage, the courts could be frozen over for winter skating. This type of use will be limited during certain winters and should be provided only if the community specifically desires such a facility.

This area should also be provided with permanent game tables, benches and picnic tables to provide adequate seating for those observing or awaiting use of the courts. Trees planted in groupings around the tables and benches will provide necessary shade during summer use. Twelve foot high protective fencing should separate this area from the adjacent softball fields.

4. The existing lighted all-purpose ball diamond need not be altered in any manner except for the provision of a new canopy style backstop, new spectator bleachers along the third base line and new players benches with protective fencing.
5. The existing totlot equipment should be removed from its present location. A new totlot should be located in the same general vicinity as the existing lot. However, a specific

layout and size should be designed to meet the spatial needs of the individual pieces of play equipment to be re-used. The lot should be identified along its perimeter with wood timber curbing or other edging and should be recessed a minimum of 12 inches below the top of the curb. The edging may serve as a seating wall as well as a retaining wall for the material inside the lot. In accordance with discussions with City staff, sand is preferred for the surface of the totlot for its softness and cleanliness. Woodchips would provide additional cushioning, and might also prevent the soiling of sand by neighborhood animals.

The play equipment to be used in the lot should be determined by the Parks and Rec. Commission in cooperation with the community. However, it is important to note that the concept of marking out a totlot and identifying its boundaries with a rigid edging is essential to the establishment of a "place to play" for tots and is of greater significance than the selection of play equipment in its overall impact on the quality of a play space.

6. The existing tennis courts should be reconstructed and expanded to provide the recommended minimum space for five courts, approximately 500 square feet. New 10 foot chain link perimeter fence should be erected around the perimeter of the courts. Lighting for night use should be as required by or acceptable to the community. However, where some indecision to future lighting is evident, empty conduit should be installed under the courts during the reconstruction phase

to allow for the installation of lights when necessary.

Reconstruction should include the establishment of a new base for the final paving only if required. A test pit taken in the location of the major cracking will identify the suitability of the base and the horizontal and vertical alignment of the subsurface drainage system. If a new base and lowering of the subsurface system are unnecessary, reconstruction will involve the establishment of a new base in the expansion areas only and a one and one-half inch asphalt overlay course over the entire court area. The final finish should be an all-weather acrylic filler and color-sealer product.

7. The entire complex of renovated recreational facilities should be linked and served by a perimeter pedestrian walk system. The material finish may vary from compacted stone dust to bituminous concrete, to cement concrete. The final choice should depend upon the budget available and the level of maintenance to be employed at Pat Kidney Field.
8. The area surrounding the present drainage swale should also be reclaimed for recreational use by establishing a closed system to carry the storm water under the reclaimed field or a relocated open system to carry the water around the reclaimed field. With either approach, the area should be filled to an average elevation of 98.0 feet which would approach a balance of cut and fill over the entire site. The final surface configuration of the area should be properly sloped to drain into catch basins or grass swales off active play areas.

Once filled, compacted and graded, this area should begin receiving a turf establishment program before use of the facility commences. The installation of sod is recommended in lieu of seeding because of the time and expense required to establish a desirable turf from seed. While sod is undoubtedly more costly than seed, a sodded facility can be utilized in six to eight weeks time with proper care whereas a seeded facility must not be used for a minimum of one year from initial seeding with protection in place during that time. In light of the present demand for field space in Middletown, the use of sod would seem a prerequisite.

Once established, the newly reclaimed field should be designated for use as a soccer facility. The area will accommodate a regulation men's soccer field and a youth soccer field for practice. If the demand for additional facilities becomes intense enough, two additional women's softball fields could be established at opposite corners of this area without interfering with the designated soccer field. Although the demand for a men's regulation size soccer field is presently being met at Palmer Field (see previous description of Palmer Field), this study recommends the designation of this field for soccer only.

As described previously in Item #7, this area should be linked to the tennis courts and the other recreational facilities by means of a pedestrian path system. Stairs will be necessary in at least two locations to transverse the grade change between the existing facilities and the reclaimed area.

Bleachers or informal seating for spectators may also be built onto the slope.

V. VETERANS MEMORIAL PARK - An Analysis of Constraints and Potentials for Development

Existing Physical Description

Veterans Memorial Park is a 39± acre site situated just north of Palmer Field and separated from that facility by the Coginchaug River. More than 50% of the park's boundaries are shared by private residences with access to the park directly through these residential areas via either Walnut Grove or Newfield Street. The facilities offered at the park include a swimming and wading pool, a picnic area, an archery area, horseshoe pits, children's play equipment, a basketball area and a covered group picnic shelter with stone fireplace. An open field is used for informal ball games in the summer and is occasionally flooded for skating in the winter. A concrete base exists for a bandshell but is not presently utilized. The slope has been cleared for sledding during the winter.

The remnants of a children's petting zoo are still visible although the zoo is no longer active. A pedestrian footbridge over the Coginchaug River links the park with Palmer Field. In general, the facility can best be described as a family and group oriented day-use park focusing on picnicking and unstructured recreation.

A physical inventory of the facilities and natural resources available for recreation at Veterans Memorial Park indicates that the site is presently underutilized and is in state of transition. Once a very popular and active community recreational center, the site is far less significant in the recreational base of Middletown now than it once was. Community activity programs that once brought life to the site's facilities have left Veterans Park (for other locations.)

Analysis

After carefully examining the existing facilities, natural resources and existing programs in force at Veterans Memorial Park, a list of problems and concerns was established and reviewed by the MDC and the Parks and Rec Commission. After some refinements, the following list of major concerns became the focal points for the initial design concepts:

1. The park, as a whole, is greatly underutilized. Many potential picnic, play and walking areas are heavily overgrown with briar, poison ivy and other noxious or offensive wild shrubs and vines. Many of these areas are physically impassable and dangerous to be near.
2. The areas presently designated for picnic and play use are greatly overstressed. Ground cover in these areas is nonexistent with soils heavily compacted from constant foot traffic. Compaction and erosion have exposed the roots of many trees making them highly susceptible to physical injury and infestation from diseases. Much of the larger vegetation is beginning to show signs of distress as a result of this situation, and many of these trees may soon die.
3. The present basketball court and bandshell areas are in an advanced state of deterioration. These areas are presently used by youths for gathering and consuming alcoholic beverages. Broken glass is strewn over the entire court surface rendering the courts dangerous and unusable. The basketball hoops have been vandalized and the bituminous surface is cracked and heaved.

The bandshell is no longer used by the Parks and Rec Commission and the base is not used for any alternate purpose.

As a result, and because of its remote location within the park, this area has become a haven for youth gatherings.

4. The site of the former zoo is presently being used as an outdoor storage yard by maintenance forces and as an over-flow parking lot during certain events at Palmer Field. Since the previous use (zoo) demanded a location of high visibility and easy access, this area has been, and continues to be, a prime location within the park and one seen by most people using the facility. As an unsightly storage area, this now presents an extremely negative image for the park. In addition, the value and image of this portion of the park is presently far below what it should and could be if it were utilized in a more stabilized and visually attractive manner.
5. The present location of the archery range is not compatible with surrounding uses. Located adjacent to family picnic areas and the main circulation path through the site, the archery range presents a potentially dangerous situation. The location of the horseshoe courts also presents a potentially dangerous situation since they are located between the children's play equipment and one of the family picnic areas.
6. The entire park lacks the facilities necessary to move pedestrians to the activity locations. Walks and/or trails do not exist to link the activity areas together. As a result, pedestrians and bicyclists utilize the main park road for access.
7. Vehicular access onto the park and through the park is in need of reorganization. Present parking lots are nothing more than compacted fields or poorly defined gravel areas. Vehicular movement through the park is discouraged but not

*no direct
access to
parking area*

eliminated. This endangers pedestrians and bicyclists traveling along the park road and creates a nuisance for picnickers as dust is raised from cars moving over the gravel park road. The overall lack of clearly defined parking areas reduces the efficiency and attractiveness of the park.

8. The existing swimming pool/wading pool complex does not present the attractive influence that it should. The wading pool is disconnected physically and visually from the activities of the swimming pool with no walk linking these two elements together. Parking for this facility is far removed with access for pool users provided via the service driveway, up a steep slope that has no stairway. *Handwritten note: parking - access - no link* Overall, the pool complex is difficult to reach and is not the comfortable and attractive recreational element that it should be.

9. The location of activities within the park is scattered and fragmented and in general not presented to the public in a recognizable or comprehensible manner. Where activities do have designated locations, the areas are too intensively used. In contrast, many areas of potentially high recreational value are not in use. In both cases, the end result is felt in increased maintenance required to keep the park in a usable form.

Recommendations:

The concepts depicted on the enclosed drawings and the recommendations outlined below are directed mainly towards revitalizing existing facilities within Veterans Memorial Park and rearranging those facilities and activities to produce a more comprehensible and recognizable pattern. Additional recommendations are directed towards utilizing the existing

resources more efficiently and more extensively within a structured program of natural resource conservation. Finally, the recommendations below are directed at expanding the recreational base available at Veterans Park so that a wider variety and more popular forms of recreation can be realized.

1. Walnut Grove Road should be permanently and physically closed to through traffic, excepting park maintenance and emergency vehicles. The road should terminate with parking lots at predetermined locations. These lots should not penetrate too deeply into the center of the park. *Indicated*
2. The remnants of the former zoo should be removed and the area should be developed into a parking lot. This lot will serve the pool complex, the open play field and as an overflow for Palmer Field. The entrance roadway should be slightly realigned to provide adequate space for an efficient parking layout. This lot should be gated to control vehicles from continuing further into the park. Parking for a minimum of 100 cars should be provided. *Indicated*
3. A new parking lot for approximately 100 cars should be constructed in the vicinity of the present archery range. This lot will serve the main picnic areas in this section of the park. Vehicular penetration into the park should terminate at this parking lot, excepting maintenance and emergency vehicles.
4. A third parking lot for a minimum of 50 cars should be constructed in the vicinity of the existing lot that presently serves the group picnic shelter. This lot will continue to serve the existing group picnic area and will serve expanded picnic areas in this vicinity.

5. A second group picnic shelter should be constructed in the vicinity of this new parking lot. This area is generally open, gently sloping and provides adequate space for approximately 150 people. Toilet facilities, horseshoe pits and a totlot should be constructed in this vicinity to support this group facility (the existing group picnic capacity removed with the archery range for the construction of a new parking lot will be replaced by this new facility).
6. A nature study center and a series of nature trails should be developed in the area to the west of the existing group picnic shelter. The terrain is far too steep and inconsistent for picnic development. However, the existing vegetation is a fine example of a typical Southern New England mature mixed hardwood/softwood forest with groves of larch and hornbeam interspersed. This vegetation might provide an interesting base for the development of an environmental interpretive program for school aged children. A bridge will be needed to span an existing chasm if a loop trail system is developed. The study center need only be a covered space where exhibits could be displayed or lectures given. The shelter will be easily convertible to a group picnic shelter if necessary.
7. A fourth new parking lot should be constructed in the vicinity of the existing bandshell and basketball court. This lot will accommodate a minimum of 45 cars and will be used by those utilizing newly expanded picnic facilities. Access to this lot will be via an improved road built on an existing road bed that presently runs parallel to the park boundary closest to

the swimming pool. Use of this lot may be strictly limited to peak-use days as necessary, although access might also be considered for daylight hours only.

8. The northern section of the park should be improved for individual picnic sites. Improvements would include selective clearing and grubbing in all wooded areas to remove noxious plants. Clearing should be limited to those areas having a gradient of 10% or less. The picnic facilities should be limited to individual portable tables and trash receptacles. Barbeque pits or fireplaces are not recommended for this area. Use of this area will be directed towards those park users who find it enjoyable to walk into the woods to enjoy a picnic. All cleared areas should be linked to the parking lot and each other site by narrow, wood chip paths. This will encourage people to generally walk where the Parks and Rec Commission prefers and will somewhat reduce the impact of this type of activity on the understory vegetation that is to remain.
9. The primary and secondary floodplains of the Coginchaug River should be improved for expanded picnic facilities. Improvements to the upper floodplain will include the removal of stockpiled building materials, selective clearing and grubbing to create individual picnic nooks and the overall elimination of all poison ivy and other offensive plants. All picnic nooks should be connected to a main pedestrian path via narrow wood chip paths to direct walking and discourage straying into areas to remain undisturbed. Picnic facilities should include individual portable tables and trash receptacles. The installation of small grills or fireplaces is encouraged for

this area as the visibility and access for emergency vehicles is excellent.

The primary floodplain should be improved only minimally with the installation of portable picnic tables and barrels. Since this area is subject to annual spring flood waters, all improvements must be removable or resistant to damage from flooding. In all areas where existing vegetation is to be selectively thinned for the establishment of picnic areas, thinning shall include the removal of entire trees and the partial removal of tree crowns. By thinning the tree canopy, additional sunlight will reach the understory plants and aid in the establishment of stable understory or ground cover vegetation.


10. The open field presently used for winter skating and open play in summer should be regraded and leveled to allow for the development of a softball field and a multi-use grass area for court games (volleyball/badminton). The adjacent slopes should be graded into terraces to provide natural seating for viewing of band concerts or other special community events.
11. The present swimming pool/wading pool complex should be improved to provide adequate outdoor space for gatherings. By linking the two facilities with a series of plazas or decks, a facility can be developed which will provide attractive areas for people to sit or sunbathe while their children participate in a swimming program. An ideal use for the expanded deck or plaza areas, in conjunction with the existing or an expanded pool building, would be a senior citizens' center.?

Access to the pool complex should be via the improved perimeter road described earlier. Permanent parking for 20 cars with overflow parking for an additional 20 cars should be developed along this road. Pedestrian access to the pool itself would now be from in front of, and at the same grade as, the pool. The distance from the parking areas to the pool would be reduced from approximately 500 feet to 100 feet maximum. Overall, user access to the pool would be greatly improved in order to make use of the pool a far more enjoyable experience than at present.

The goal in improving the pool area is to develop a community-wide facility that will offer attractive, comfortable and organized spaces in which to hold civic events during the warm weather months. *Further access to the pool area of the pool area*

12. A vita-par-cours or exercise trail of approximately 5,000 feet long should be developed to provide advanced and beginning joggers with the most current exercise concepts available. The course will loop 10 exercise stations complete with apparatus and instructions for use. The existing road bed that loops much of the northern section of the park may be used for the course. The course will, however, utilize some portion of the trails established for the nature study center.
13. Whenever necessary, the perimeter of the park should be heavily planted with hemlock, white pine or spruce trees to create a visual buffer from the adjacent residences. In addition, protective fencing should be erected where trails are developed along the Coginchaug River.

14. "Naturalized" totlots with play equipment should be decentralized into the major picnic areas so that the maximum amount of parental supervision can occur. No central playground areas are recommended.
15. A new archery range should be developed at the most extreme northeastern portions of the park to maximize the separation between this facility and other incompatible uses.



VI. FUNDING SOURCES

A review of domestic assistance programs which are funded by Federal agencies indicates that a number of potential sources exist for obtaining grant assistance for proposed projects in the Federal Assistance Program. This report is intended to provide an overview of possible options available to Middletown with regard to the proposed recreational projects. Since Federal funds are distributed to the states for project site acquisition and development, some projects consequently become state administered.

The sources of funds described below are set forth in the order in which we believe the funds to be the most available.

U.S. Department of the Interior

Heritage Conservation and Recreation Service (HCRS) (formerly Bureau of Outdoor Recreation), administered by the Connecticut Department of Environmental Protection, Land Acquisition Unit, Hartford, Connecticut.

The available funds in this program can range from ten percent to fifty percent of the planning, design, administration and construction costs.

The Land and Water Conservation Fund, which provides recreation grants under the administration of the Heritage Conservation and Recreation Service, can subsidize project costs and land acquisitions through matching funds of up to fifty percent. These grants are available to all Federal agencies, as well as state and local governments, private organizations and individuals. Eligibility is contingent upon the ability to match project grants by not less than an equal amount of non-federal

funds. Prior to obtaining Federal funds, the municipality must have appropriated 100% of project costs and upon expenditure would obtain Federal reimbursement.

Since the guidelines and requirements for obtaining and utilizing HCRS funds are geared towards increasing recreational opportunities through new development, the proposed program for Veterans Memorial Park will be most applicable to this funding source.

The Urban Parks and Recreation Recovery Act (UPARR) is administered by the Department of the Interior. This grants program is established for units of government wishing to rebuild, remodel or expand existing parks and recreation facilities, but not develop new ones. Funding is to be allocated in the form of up to 70% matching grants, requiring municipalities to share in the cost. Grants are awarded on the merit of the proposed project to maintain open space requirements and improve existing recreational facilities. Funding is normally allocated to "distressed cities" meeting certain population and socio-economic requirements. The City of Middletown is a borderline case. The MDC should maintain constant communication with the state agency administering the UPARR Program to secure eligibility status.

Whereas Pat Kidney Field is open to the public at all times and the proposed program is geared towards improving and rehabilitating existing facilities, UPARR funding is a probable source of assistance for the site. However, a preliminary and final Recovery Action Program will be required by UPARR before funds will be reimbursed for a rehabilitation project. An individual project may be submitted through a Preliminary Rehabilitation Grant Application before the Recovery Action Program is finalized, and must supplement the City's five-year open space program

which must be approved by the State.

This report has been prepared in a format which can be submitted as back-up documentation for a preliminary rehabilitation grant application for Pat Kidney Field.

U.S. Department of Housing and Urban Development

"Livable Cities" is a newly generated Federal funding program administered by the Department of HUD in conjunction with the National Environment for the Arts. Federal funds through this program would support neighborhood and community generated projects concerned with open space, recreational design, waterfront enhancement and townscape improvement. Eligibility criteria would be based upon the HUD standards for minimum physical and economic requirements which are presently used in conjunction with UDAG programs. Eligibility is not based on the type or site of projects but rather the quality of the project. The goal of this program is to encourage exemplary design in the planning of urban, rural and suburban communities.

Urban Development Action grants are administered by the Department of HUD. Originally a grants program to aid only large cities, it has since been revised to encapsulate small governmental units that meet HUD standards. Action grants are awarded only upon public acknowledgement of suitable private financial commitments by local businesses that agree to expand and/or relocate in order to improve and secure the area in question both economically and aesthetically. The smaller communities that qualify are guaranteed 25% of the total funds available, which could be as much as 50% of the total required capital needed for a proposed project.

The Department of Housing and Urban Development also serves as administrator to the Community Development Block Grant program, an alternative funding source for proposed recreation, conservation and rehabilitation programs. In addition, HUD provides financial assistance through Neighborhood Facility Grants, Open Space Land Programs, Urban Renewal Projects, Neighborhood Development Projects and Public Facility Loans. Specific funding through these services are undeterminable without submittal of applications.

Since the facilities at Palmer Field are not available for public use without a permit or a user fee, it is possible that improvements to this facility would not be eligible for HCRS or UPARR funding. The MDC should, however, submit applications to both agencies to determine what policy changes (if any) would be required to make Palmer Field eligible for funding.

QUANTITIES AND COSTS

This section of the report provides a list of restoration and improvement actions. Where relevant, quantities and unit costs have been noted, excepting appraisal and acquisition costs. These costs are provided only for overall project implementation scheduling. Items have been listed according to a logical construction sequence, as well as according to action priority within each site.

We have not attempted to group these items according to specific year by year stages, as funding amounts and sources have not yet been resolved. This list, however, can obviously be used to determine a first year construction program once funds and sources have been finalized.

<u>PALMER FIELD</u>		<u>SUBTOTAL</u>	<u>TOTAL</u>
1. Develop parking			
- Renovate and rehabilitate existing parking lot into new 425 car lot at \$500 per car		\$212,500	
- New bus and officials' parking lot		75,000	
			\$ 287,000
2. Renovate and relocate permanent football bleachers (300' x 15 row)			
- Breakdown bleachers		\$ 5,000	
- New concrete bases		20,000	
- Re-assemble bleacher understructure		5,000	
- New aluminum seatboard and footboard (\$20 per person - 3,000 capacity)		60,000	
			\$90,000

3. Renovate portable bleachers with aluminum foot and seat boards			
- 3rd baseline at baseball	\$ 28,000		
- End zone	20,000		
- Visitors' football	20,000		
			\$ 68,000
4. Rehabilitate playing surfaces			
- Disc harrow existing sod 180,000 S.F. @ .05	\$ 9,000		
- Add 3" topsoil 2,400 C.Y. @ \$12	28,800		
- Grade and rake 180,000 S.F. @ \$.10	18,000		
- Sod 180,000 S.F. @ \$.40	72,000		
- Storm drainage	125,000		
			252,800
5. Covered grandstand with concrete block building beneath			
- Aluminum bleachers	\$ 75,000		
- Building - 3,200 S.F. @ \$35	112,000		
			\$187,000
6. Pedestrian walks			
- Bituminous concrete 4,200 S.Y. @ \$14			58,800
7. Perimeter fencing			
- Chain link @ 8'-0" high 3,800 L.F. @ \$18			68,400
8. Planted buffer			15,000
9. Baseball improvements			
- Remove existing backstop	\$ 5,000		
- New backstop with canopy Players' fencing	15,000		
			\$20,000

10. Additional ticket booths

- 3 @ \$2,000	6,000
Subtotal of Improvements -----	\$1,053,000
Design and Survey Services -----	105,300
	<u>\$1,158,300</u>
10% Contingency -----	115,830
TOTAL -----	<u>\$1,274,130</u>

PAT KIDNEY FIELD

1. Reclaim low drainage area

- Clear and grub 6 acres	\$ 7,000
- Extend 48" RCP 630 L.F. @ \$100	63,000
- Junction box	3,000
- Fill to elevation Approx. 98' 20,000 C.Y. @ \$5.00 Fill and compact	100,000
- Surface drainage 6 catch basins @ \$750 2 man holes @ \$1,000 900 L.F. pipe @ \$16	4,500 2,000 14,400
- Rough grade 240,000 S.F. @ \$.05	12,000
- Add loam @ 6" deep 4,500 C.Y. @ \$12	54,000
- Sod 240,000 S.F. @ \$.40	96,000

\$355,900

2. Reconstruct baseball field

- Remove existing field & appurtenances	\$ 10,000
- Disc harrow existing sod 140,000 S.F. @ \$.05	7,000
- Add Loam 3" deep 250 C.Y. @ \$12	3,000
- Rough Grade 140,000 S.F. @ \$.05	7,000
- Sod 140,000 S.F. @ \$.40	56,000
- Infield mix 2,100 S.Y. @ \$5	10,500
- Canopy Backstop	10,000

- Players' Benches With protective fencing	3,000	
		\$106,500
3. New softball field		
- Canopy backstop	4,500	
- Infield mix 875 S.Y. @ \$5	4,375	
- Players' benches With protective fence	3,000	
(Sod and topsoil supplied under item no. 2)		11,875
4. Reconstruct existing softball field		
- Slice and seed existing turf 60,000 S.F. @ \$.05	3,000	
- Infield mix 875 S.Y. @ \$5	4,375	
- Players' benches with protective fencing	3,000	
- Canopy backstop	4,500	
		14,875
5. Reconstruct tennis courts		
- Remove existing surface	10,000	
- Repair gravel base - 6" lift 550 C.Y. @ \$10	5,500	
- New 3" bituminous concrete surface 3,253 S.Y. @ \$12	40,000	
- All weather acrylic surface 3,253 S.Y. @ \$2.50	8,000	
- Tennis nets and posts 5 @ \$500	2,500	
- Chain link fence 10' high 720 L.F. @ \$20	14,400	
- Lighting for tennis courts 5 @ \$10,000	50,000	
		130,400

6. Reconstruct and expand basketball court area

- Expanded asphalt area 2,000 S.Y. @ \$16 with striping	32,000	
- Basketball nets, boards and posts 4 @ \$400	1,600	
- Game tables and benches 9 @ \$500	4,500	
- Color coat basketball court 960 S.Y. @ \$2.50	2,400	
- Chain link fence 10' high 200 L.F. @ \$20	4,000	
- Shade trees - 3" caliper 17 @ \$500	8,500	
		53,000
7. Tot lot		25,000
8. Perimeter chain link fence 6' high - 2,000 L.F. @ \$16		32,000
9. Shade Trees - 2" caliper 16 @ \$300		4,800
10. Spectator bleachers - capacity 50 each with concrete base 5 @ \$4,600		23,000

	SUBTOTAL	\$757,350
DESIGN AND SURVEY FEES		75,735
	SUBTOTAL	833,085
10% Contingency	-----	83,308
	TOTAL	\$ 916,393

Prices for the following items have been provided in the form of a single unit price and not a lump sum price, since the final configurations and quantities for each item will vary greatly during design development for this project. However, the unit costs for each accurately reflect today's construction industry and will be very useful in determining more accurate costs as the designs become final.

- | | |
|---|--------------|
| 11. Asphalt walks with acrylic sealcoat | \$15/S.Y. |
| 12. 1" copper pipe for drinking fountains | \$10/L.F. |
| 13. 1½" copper pipe for irrigation | \$12/L.F. |
| 14. Drinking fountains and manholes | \$2,000 each |
| 14. Bituminous concrete curb | \$4/L.F. |

VETERANS MEMORIAL PARK1. Traffic circulation

- Parking lots (350 cars)	\$250,000
- Drives	200,000
- Trees and protective barriers	55,000

2. Pedestrian circulation

- Walks (4,800 L.F.)	100,000
- Bridge	25,000
- Sun deck and plaza	40,000
- Protective fencing	24,000

3. Picnic areas

- Clear and grub	35,000
- Picnic tables	30,000
- Cooking grills	12,000

STORCH ASSOCIATES

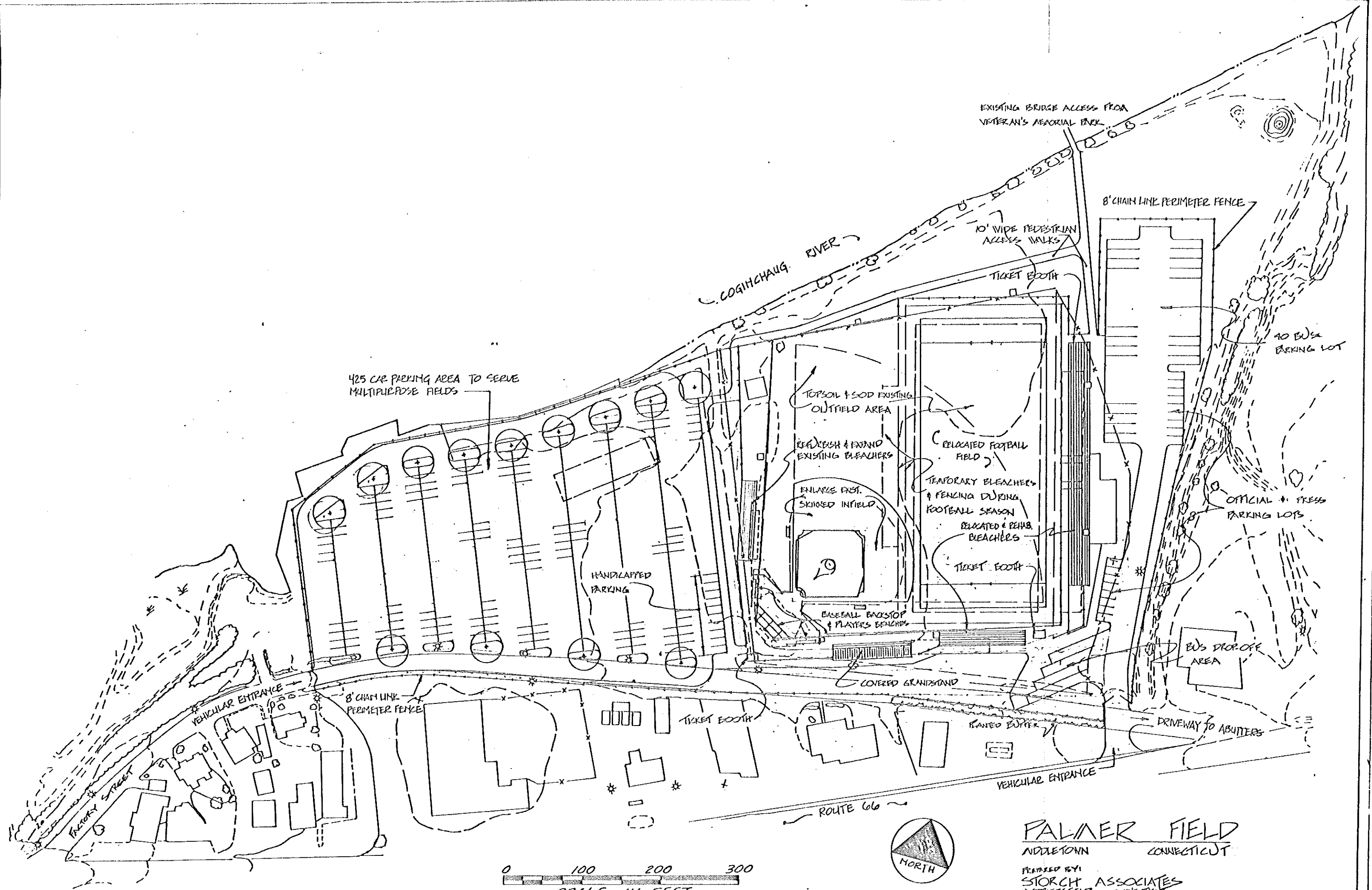
- Shelter	80,000
- Rest rooms (2)	32,000
- Tot lot (2)	30,000
- Nature study center	60,000

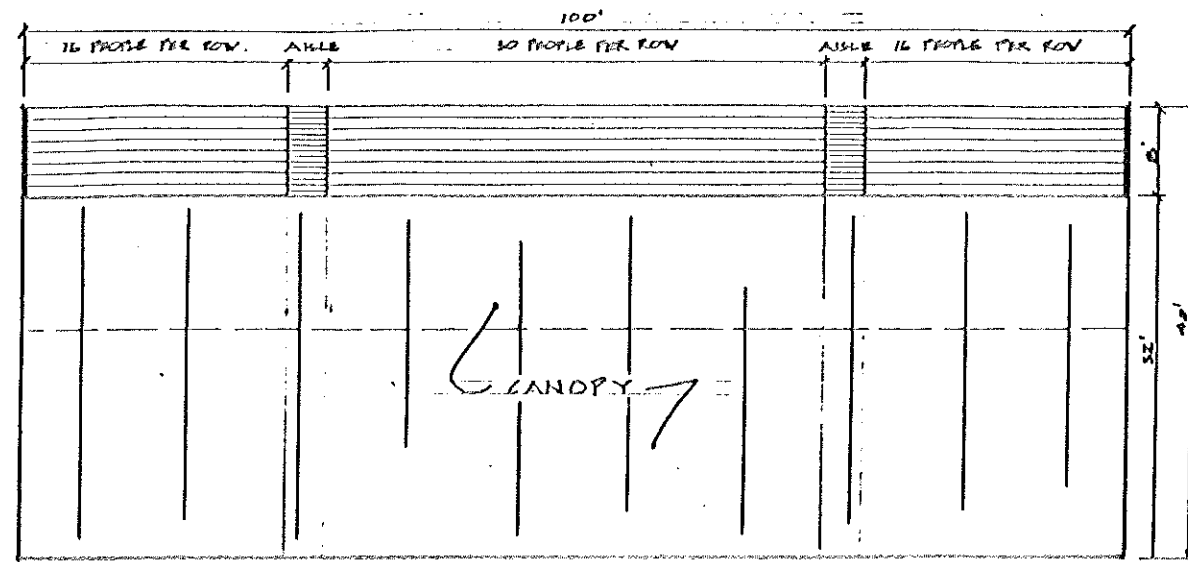
4. Athletic facilities

- Archery range	40,000
- Play fields	100,000
- Vita-par-cours	<u>130,000</u>

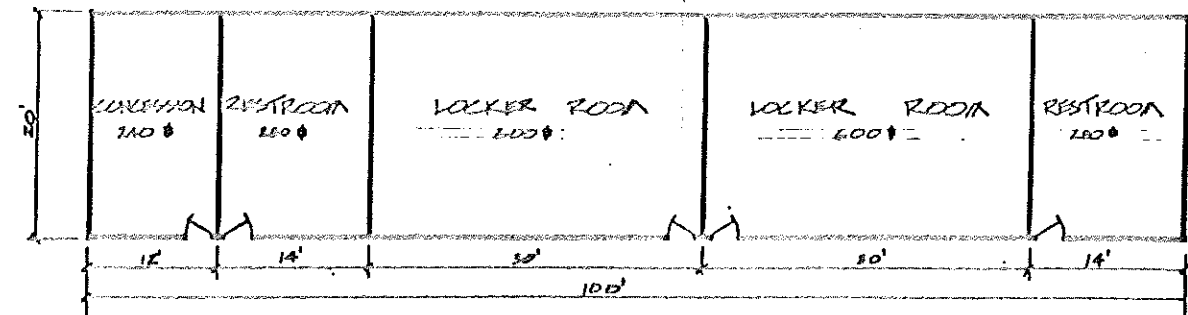
SUBTOTAL -----	\$1,243,000
SURVEY AND DESIGN FEES -----	<u>124,300</u>
SUBTOTAL -----	\$1,367,300
10% Contingency -----	<u>136,730</u>
TOTAL -----	\$1,504,030

Step 1/2
 1) Pool area 200,000
 parking 100,000
 2) Kiosk area 300,000
 parking 300,000
 3) Drive area 275,000
 4) Pool area 275,000
 parking 275,000

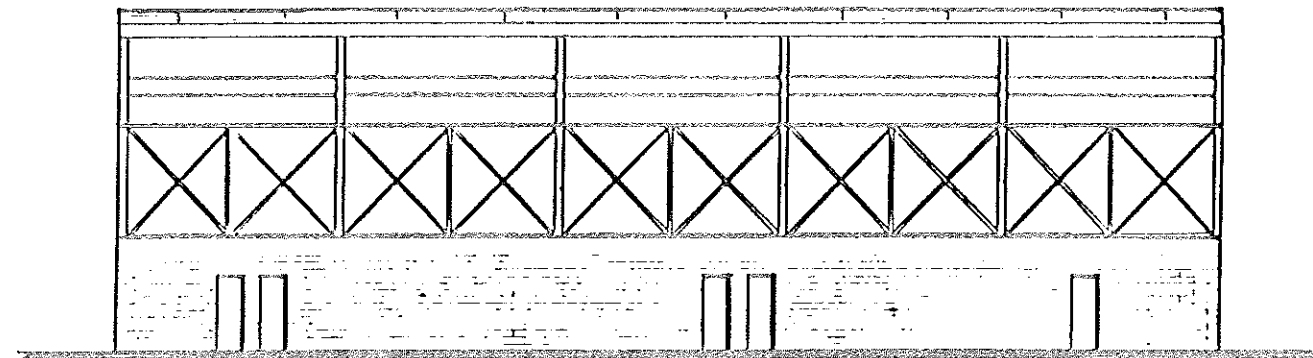




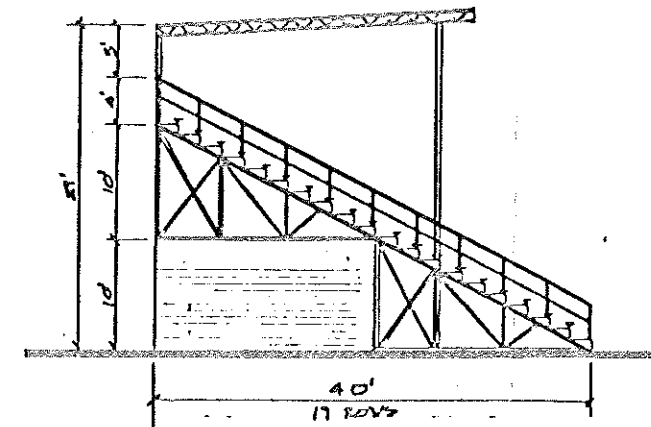
PLAN VIEW



FLOOR PLAN



REAR VIEW



END VIEW

COVERED GRANDSTANDS

CAPACITY: 19 ROWS - 1178 SPECTATORS
NOT TO SCALE

PALMER FIELD

MIDDLETOWN CONNECTICUT

DESIGNED BY:
SDRCH ASSOCIATES
WETHERFIELD CONNECTICUT

IN CHARGE OF
DESIGNED BY
CHECKED BY
DRAWN BY
CHECKED BY

DIRECTIONAL SIGN

- WELCOME TO VETERANS MEMORIAL PARK
- PARKING FOR GROUP TRUCKS NEAR LEFT
- PARKING FOR INDIVIDUAL TRUCKS STRAIGHT AHEAD

VITA COURSE - 4500'

- 10 STATIONS 500' APART
- REINFORCED ASPHALT

SLED RUN

- CLEAR AND GRUB SELECTIVELY
- CREATE ENTRANCEWAY TO RETAIN CLIMBERS

SWIMMING/RECREATION CENTER

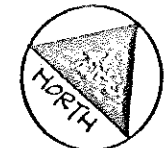
- CREATE NEW ENTRY FROM THE TOP OF THE HILL
- PROVIDE BUS/CAR TURNAROUND
- PROVIDE OVERLOOK FOR TRAIL AND GOLF COURSE DURING TRAILING
- PROVIDE TRAILING AND SHUTTLE SERVICE FOR OTHER TRAILERS
- PROVIDE OVERLOOK TO GOLF FIELD
- PROVIDE STOPS AND GAPS TO HUNTING AREA

DIRECTIONAL SIGN

- WELCOME TO VETERANS MEMORIAL PARK
- PARKING, SOCCER & PLAYFIELD TO LEFT
- SWIMMING, PLAYING STRAIGHT AHEAD

NATURE STUDY CENTER

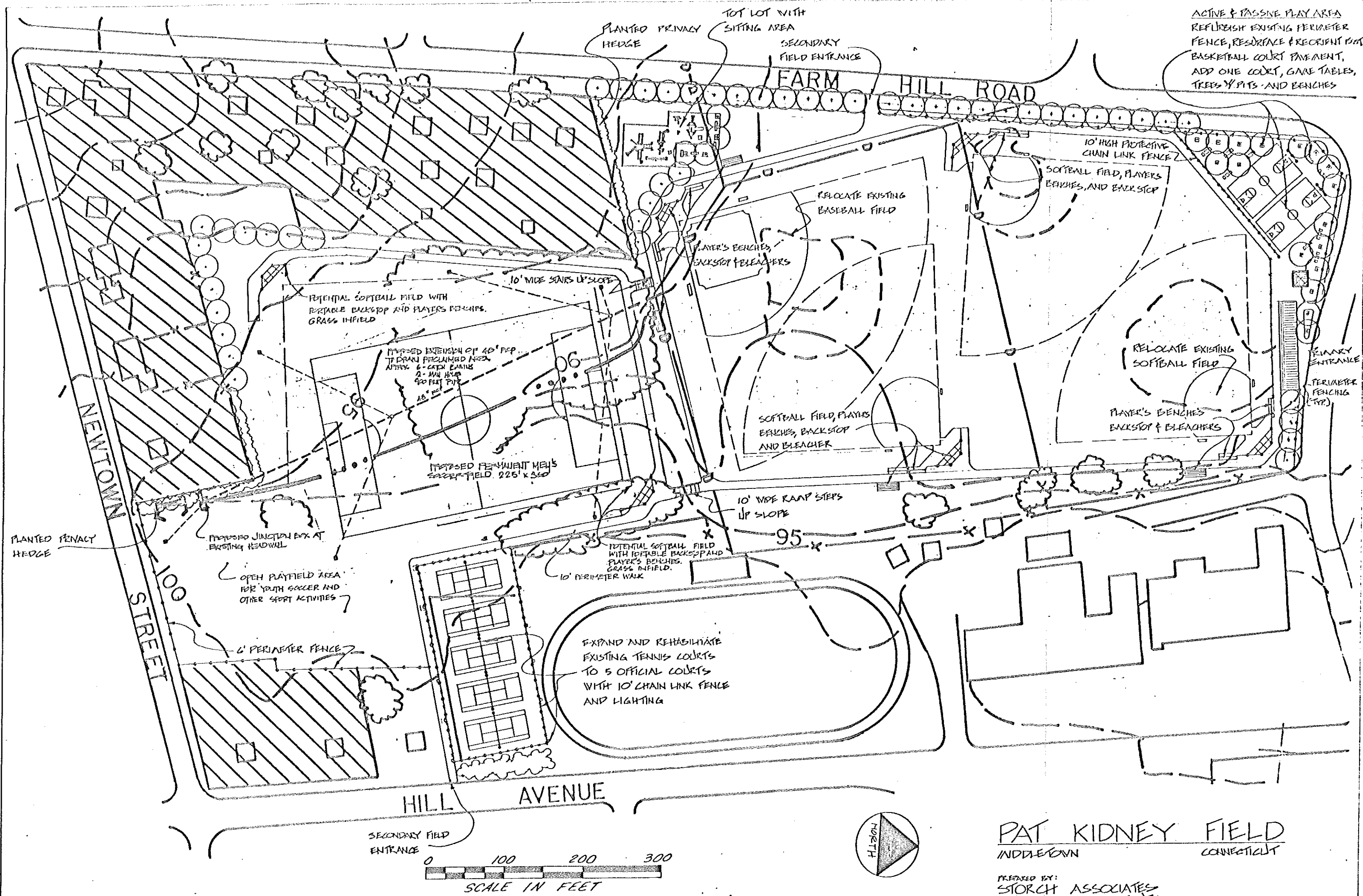
- COVERED SHELTER WITH OPEN SIDES 30' x 30'
- FOR SUMMER CAMP RECREATION PROGRAM
- CRAFTS AND SCIENCE PROJECTS



VETERANS MEMORIAL PARK

MIDDLETOWN, CONNECTICUT

PREPARED BY:
STORCH ASSOCIATES
WETHERFIELD, CONNECTICUT



ACTIVE & PASSIVE PLAY AREA
REFURBISH EXISTING PERIMETER
FENCE, RESURFACE & REORIENT FOOT
BASKETBALL COURT PAVEMENT,
ADD ONE COURT, GAME TABLES,
TREES, Y.PITS AND BENCHES

PAT KIDNEY FIELD
MIDDLETOWN CONNECTICUT

PREPARED BY:
STORCH ASSOCIATES
VETERANSFIELD CONNECTICUT